



CITY of BEVERLY PLANNING BOARD

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CITY OF BEVERLY
CLERK AND RECORDS
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2019 OCT 16 P 3:42

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REGULAR MEETING

Beverly Council on Aging ("Senior Center")
90 Colon Street
Tuesday, October 22, 2019
7:00 p.m.

- Call to Order
- 1. Subdivision Approval Not Required Plans
 - a. 176 Hale Street / Map 199 Lot 22 – A&A Properties, LLC
 - b. 722, 724, 726 & 726A Hale Street / Map 37 Lots 91-92 – 81X Certificate confirming plan has not changed – Orestes G. & Erik M. Brown and ZMB Realty LLC
 - c. Others, if any
- 2. OSRD #10-17 & Definitive Subdivision Plan for 20, 30, & 40 Webster Avenue – Request to release Lots 1 and 2 from Covenant and waive from Board's Conditions – BENCO, LLC
- Recess for Public Hearings
- 7:30pm 3. Continued Public Hearing: Site Plan Review #140-19, Special Permit #172-19, and Inclusionary Housing Permit #17-19 – "Depot II" a mixed commercial and residential building containing 115 residential units with associated parking and site improvements – 134-142-146 Rantoul Street and 1-9 Park Street – Depot Square Phase II, LLC
- 8:30pm 4. Continued Public Hearing: Site Plan Review #143-19 and Special Permit #173-19 – Construct a 3-story restaurant containing ground floor amenities including restrooms, a snack bar, and small commercial space for water-related retail or recreational use on land owned by the City of Beverly – 1 Water Street – Beverly Restaurant Associates, LLC c/o Glovsky & Glovsky, LLC
- Reconvene Meeting
- 5. Discussion / Decision on Public Hearing items (as necessary)
- 6. Set Public Hearings:

- a. Set Public Hearing – Site Plan Review #146-19 – Construct a mixed-use building in the CN Zoning District containing 825 sq.ft. of retail space on the first floor and 3 residential units on the second and third floors, together with 9 on-site parking spaces – 0 Everett Street – 0 Everett Street LLC, c/o Alexander & Femino
 - b. Set Public Hearing – Waiver of Frontage and Definitive Subdivision Plan – Subdivide 15,000 sq.ft. lot in the R10 Zoning District into one 10,000 sq.ft. lot and one 5,000 sq.ft lot, where a Variance for area and frontage has been granted by the ZBA, and extend Livingstone Avenue by 110 feet – 21 Porter Terrace – Jeffrey Holloran
 - c. Set Public Hearing – Modification to Approved Smart Growth Overlay District (SGOD) Application #01-18 – Changes include design elements on building, adding 3 units, adding 4 parking spaces, and adding one-story and new daycare use in community center – 108 Sohler Road (Anchor Point) – Harborlight Community Partners, Inc.
7. Approval of Minutes: May 21, 2019; June 18, 2019; July 16, 2019, August 20, 2019, September 10, 2019, September 17, 2019, October 1, 2019 (as available)
8. New/Other Business
 - a. Master Plan Update (time permitting)
 - b. Other business not known at the time of the posting of this agenda.
9. Adjournment

The listing of the foregoing matters are those reasonably anticipated by the Chair up to 48 hours prior to the scheduled meeting time. It is possible that not all items listed on the agenda will be discussed or reached. Matters may be discussed that are submitted or arise with 48 hours of the scheduled meeting if they were not reasonably anticipated by the Chair.